145.0	0009	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,600 / 670,600
					USE VALUE:	670,600 / 670,600
					ASSESSED:	670,600 / 670,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
725		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SICAL-MAYEN SILVIA MAGALY
Owner 2:	MAYEN LEONEL
Owner 3:	
Street 1:	725 CONCORD TPKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHNSTON BRET A & JENNIFER A -
Owner 2:	-
Street 1:	725 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 1825 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5300.000	253,700		416,900	670,600
Total Card	0.122	253,700		416,900	670,600
Total Parcel	0.122	253,700		416,900	670,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.49 | /Parcel: 367.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 95612

GIS Ref

GIS Ref

Insp Date 07/03/12

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0009-0002.0

!11390!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,000	0	5,300.	416,900	670,900	670,900	Year End Roll	12/18/2019
2019	101	FV	202,000	0	5,300.	390,800	592,800	592,800	Year End Roll	1/3/2019
2018	101	FV	220,500	0	5,300.	323,100	543,600	543,600	Year End Roll	12/20/2017
2017	101	FV	220,500	0	5,300.	297,000	517,500	517,500	Year End Roll	1/3/2017
2016	101	FV	220,500	0	5,300.	271,000	491,500	491,500	Year End	1/4/2016
2015	101	FV	215,400	0	5,300.	265,800	481,200	481,200	Year End Roll	12/11/2014
2014	101	FV	167,300	0	5,300.	247,000	414,300	414,300	Year End Roll	12/16/2013
2013	101	FV	167,300	0	5,300.	235,000	402,300	402,300		12/13/2012

PRINT

Date	Time
12/11/20	01:34:01

LAST REV

Date	Time
09/18/18	14:53:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11390

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSTON BRET A	69753-357		8/10/2017		565,000	No	No		
FRIEDMAN BRAD A	57511-307		9/26/2011		354,000	No	No		
BLOOM JOYCE --E	48640-198		12/11/2006		350,000	No	No		
	20672-503		7/1/1990		224,000	No	No		Y

USER DEFINED

Prior Id # 1:	95612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2015	1599	New Wind	25,111					

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2012	Measured	JBS	JOHN S
12/23/2011	MLS	EMK	Ellen K
12/4/2008	Meas/Inspect	372	PATRIOT
4/11/2007	MLS	MM	Mary M
11/17/1999	Meas/Inspect	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5300		Sq. Ft.	Site		0	80.	0.98	9			Med. Tr	-10					416,879						416,900	

Total AC/HA: 0.12167 | Total SF/SM: 5300 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 416,879 | Spl Credit | Total: 416,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	9 - Stone	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32350862
Const Adj.:	0.94322723
Adj $ / SQ:	156.046
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367615
Depreciation:	113961
Depreciated Total:	253654

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

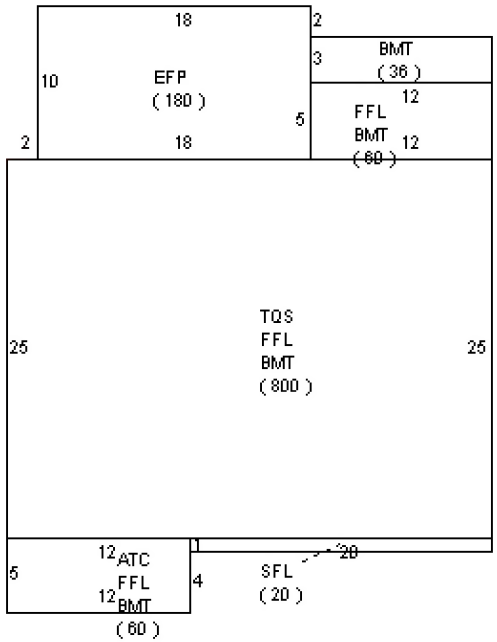
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	156.05
Special Features:	0	Val/Su Net:	109.68
Final Total:	253700	Val/Su SzAd	162.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	156.050	143,562
TQS	3/4 Story	600	156.050	93,628
BMT	Basement	574	54.300	31,149
EFP	Enclos Porch	180	39.950	7,190
ATC	Attic	21	156.050	3,277
SFL	Second Floor	18	156.050	2,809

Net Sketched Area:	2,313			Total:	281,615
Size Ad	1559	Gross Are	2936	FinArea	1825

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	60	RRM	50	F	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0009-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	